

**CITY OF BRAWLEY**  
**December 20, 2011**

The City Council and Community Redevelopment Agency of the City of Brawley, California met in a special meeting at 6:00 PM, Council Chambers, 383 Main Street, Brawley, California, the date, time and place duly established for the holding of said meeting. The City Clerk attests to the posting of the agenda pursuant to G.C. §54954.2.

The meeting was called to order by *Mayor Nava* @ 6:01 PM

The invocation was offered by *CM Campbell*

The pledge of allegiance to our flag was led by *CM Kelley*

**PRESENT:** Campbell, Couchman, Kelley, Miranda, Nava

**ABSENT:** None

**APPROVAL OF AGENDA**

The agenda was *approved* as submitted. m/s/c Miranda/Couchman 5-0

**AYES:** Campbell, Couchman, Kelley, Miranda, Nava

**NAYES:** None

**ABSTAIN:** None

**ABSENT:** None

**1. CONTINUED PUBLIC HEARING**

**a. Public Hearing: Florentine Estates (formerly referred to as Springhouse Condominiums – Condition Modification)**

Public comments were made by:

- Stuart Chelin, Owner Representative
- Bill Darnell, Darnell & Associates (Traffic Consultant)
- Wayne Harvie, Brawley Resident
- Carlton King, Brawley Resident
- Lydia Clayton, Brawley Resident

**Summary of Comments in Favor of Project**

- \$1.3 million in additional bonds for the improvements have been secured.
- A couple million dollars have already been invested.
- Reservation efforts are stymied by delays.
- The developer is committed to successful completion.

- The sixty (60) units will be built out over an extended 1.5 year period. The City of Brawley Circulation Element provides for a certain numbers of trips on residential streets for Julia Drive, Willard Avenue and Legion Street. Sixty (60) units involve less than two (2) cars every five (5) minutes during peak hours and the existing level of service will not be exceeded.
- The increase in traffic will occur as the city grows anyway.
- A total of sixty (60) units is the minimum for the project to be a success. The inability to construct additional units has the potential to be detrimental to the project. The developer may not be able to construct the new models and will have to stop the project.
- The proposed project will add value to the area.
- Springhouse/Florentine Estates development was just sitting there. It is a different world than it was in 2005.

#### Summary of Comments Opposed to the Project

- No timeline is proposed for completion of Panno. The project needs to be completed properly.
- When the property was purchased from the previous owners, the conditions became the responsibility of the new owners.
- Only two (2) properties on Julia Drive have circular driveways. The other existing properties do not which means residents reverse out of their driveways.
- The Panno street improvements need to be completed before construction of the sixty (60) units.
- Assuming two (2) cars for each household, one hundred twenty (120) cars will be brought to the area with an impact on Julia Drive.
- The project conditions address area concerns and should be honored. The City Council needs to enforce previous stipulations and conditions on the developer.
- The developer brings graffiti, traffic and requests for a grandfathering of fees without finishing Panno.
- If the City's litigation fails and the bonding company prevails, the financial resources will not be available for Panno. The roadway will never be completed. No one will be held responsible.
- This may be another Luckey Ranch with broken promises.

**CLOSED PUBLIC HEARING @ 7:35 PM**

The council ***motioned*** to accept the Planning Commission's recommendation to allow forty (40) total units to be constructed and occupied prior to the completion of Panno Drive. m/s/c  
Miranda/Nava 2-3

**AYES:** Miranda, Nava  
**NAYES:** Campbell, Couchman, Kelley  
**ABSTAIN:** None  
**ABSENT:** None

The council ***motioned*** to allow the interior street parking, provided the width of the private streets are consistent with Public Works standard for public streets & Fire Department needs. m/s/c Couchman/Miranda 3-2

**AYES:** Campbell, Couchman, Miranda  
**NAYES:** Kelley, Nava  
**ABSTAIN:** None  
**ABSENT:** None

The council ***motioned*** not to waive any Development Impact or Capacity Fees. m/s/c  
Kelley/Couchman 5-0

**AYES:** Campbell, Couchman, Kelley, Miranda, Nava  
**NAYES:** None  
**ABSTAIN:** None  
**ABSENT:** None

**ADJOURNMENT** @ 8:00 PM

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*Alma Benavides*, City Clerk